

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 11/22/2016	(3) CONTACT/PHONE Brian Pedrotti, Senior Planner / (805) 788-2788	
(4) SUBJECT Hearing to consider a request by the County of San Luis Obispo to consider the San Miguel Community Plan Update and to: 1) amend and update the North County Area Plan, Part II of the Land Use and Circulation Element of the County General Plan, 2) amend and update Part III of the Land Use and Circulation Element of the County General Plan (Community Plans) to amend and update the San Miguel Community Plan for the area within and outside of the existing San Miguel Urban Area; 3) amend Chapter 22.94 of the Land Use Ordinance, Title 22 of the County Code by revising and updating planning area standards, and 4) amend the Official Maps, Part IV of the Land Use Element of the County General Plan to reflect changes to land use categories and combining designations. District 1.			
(5) RECOMMENDED ACTION It is recommended that the Board consider the Planning Commission recommendation and take tentative action to: <ol style="list-style-type: none"> <li>1. Certify the Final Environmental Impact Report (FEIR) pursuant to the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. based on the CEQA findings in attached Exhibit LRP2010-00016;</li> <li>2. Adopt the San Miguel Community Plan and amendments to the North County Area Plan, Part II of the Land Use Element and Circulation Element of the General Plan; amendments to the Community Plan, Part III of the Land Use and Circulation Element of the General Plan, amendments to the Official Maps, Part IV of the Land Use Element; and amendments to the Land Use Ordinance, Title 22 of the County Code, as shown in Exhibits LRP2010-0001 modified with the inclusion of the exhibit designed as the "Hybrid" Urban Reserve Line, making certain portions of the Urban Reserve Line co-terminus with the Community Service District line.</li> <li>3. Take whatever actions are required to authorize the implementation of the Mills Act in the Community of San Miguel as well as other communities within the unincorporated areas of San Luis Obispo County.'</li> <li>4. Take whatever action required to support compliance with the unreinforced masonry law of California adopted in 1988 in terms of incentives for early restoration provided by the administrative process encouraging the retrofit process.</li> </ol> Final action is to occur at a subsequent hearing.			
(6) FUNDING SOURCE(S) FC 142 – Planning and Building	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. <u>85 min</u> ) <input type="checkbox"/> Board Business (Time Est. <u>    </u> )			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? Yes	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A    Date: <u>November 2011 (Authorization)</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 1			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Brian Pedrotti, Senior Planner

VIA: Matt Janssen, Division Manager, Policy and Programs

DATE: 11/22/2016

SUBJECT: Hearing to consider a request by the County of San Luis Obispo to consider the San Miguel Community Plan Update and to: 1) amend and update the North County Area Plan, Part II of the Land Use and Circulation Element of the County General Plan, 2) amend and update Part III of the Land Use and Circulation Element of the County General Plan (Community Plans) to amend and update the San Miguel Community Plan for the area within and outside of the existing San Miguel Urban Area; 3) amend Chapter 22.94 of the Land Use Ordinance, Title 22 of the County Code by revising and updating planning area standards, and 4) amend the Official Maps, Part IV of the Land Use Element of the County General Plan to reflect changes to land use categories and combining designations. District 1.

## **RECOMMENDATION**

It is recommended that the Board consider the Planning Commission recommendation and take tentative action to:

1. Certify the Final Environmental Impact Report (FEIR) pursuant to the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. based on the CEQA findings in attached Exhibit LRP2010-00016;
2. Adopt the San Miguel Community Plan and amendments to the North County Area Plan, Part II of the Land Use Element and Circulation Element of the General Plan; amendments to the Community Plan, Part III of the Land Use and Circulation Element of the General Plan, amendments to the Official Maps, Part IV of the Land Use Element; and amendments to the Land Use Ordinance, Title 22 of the County Code, as shown in Exhibits LRP2010-00016 modified with the inclusion of the exhibit designed as the "Hybrid" Urban Reserve Line, making certain portions of the Urban Reserve Line co-terminus with the Community Service District line.
3. Take whatever actions are required to authorize the implementation of the Mills Act in the Community of San Miguel as well as other communities within the unincorporated areas of San Luis Obispo County.'
4. Take whatever action required to support compliance with the unreinforced masonry law of California adopted in 1988 in terms of incentives for early restoration provided by the administrative process encouraging the retrofit process.

Final action is to occur at a subsequent hearing.

## **DISCUSSION**

### **Summary**

On October 27, 2016, the Planning Commission held a hearing for; the Draft San Miguel Community Plan Update, the corresponding amendments to the Land Use Element, the Circulation Element, and the Land Use Ordinance; and the FEIR for the San Miguel Community Plan Update. Several questions from the public came up during the Planning Commission hearing so an additional community meeting was quickly scheduled and held in San Miguel on November 7, 2016 to address those concerns. The Planning Commission continued the hearing to November 10, 2016 where the Commission voted 5-0 to recommend approval of the San Miguel Community Plan as modified.

The Community Plan focuses on streamlining new development and establishes a vision and framework for the future orderly development of San Miguel that is in harmony with the existing town and consistent with the goals and policies of the San Luis Obispo County General Plan. One of the key aims of the Community Plan is to provide the opportunity for balanced residential, commercial and economic growth that will provide opportunities for people to live and work in San Miguel, while minimizing development constraints.

The Plan update allows for up to 417 new residential units, resulting in a total buildout of 1,154 units and up to 210,000 square feet of floor area for new commercial development by the year 2035.

The Community Plan and related amendments will put in place the goals, policies, programs, standards, and zoning needed to guide future land use, transportation and development so that San Miguel can grow and prosper as a compact, walkable, rural community over the next 20 years. In addition, the Community Plan will:

- Provide opportunities for commercial uses and services desired by residents
- Provide a housing choices for a wide range of income levels, including opportunities for mixed-use development
- Provide new areas for commercial development and opportunities for employment
- Facilitate economic activity and a vibrant downtown
- Enable most residential development to be located within convenient walking distance of key services
- Make available the use of contemporary water and energy-conserving practices
- Provide a circulation system that enhances the town's walkable quality
- Maintain sensitivity to creeks, river, hillsides, and agricultural lands

### **Setting**

The unincorporated community of San Miguel is located in northern San Luis Obispo County, approximately seven miles north of the City of Paso Robles, and is home to approximately 2,300 residents with approximately 737 dwelling units. San Miguel is located about three miles south of the Monterey County Line and approximately 7 miles north of the City of Paso Robles, and is directly east of Camp Roberts. The community's Urban Area consists of 560 acres that runs along US Highway 101 to the west and the Union Pacific Railroad and Salinas River divide the community on the north/south axis.

### **Purpose, Intent and Challenges**

#### Purpose and Intent of the Community Plan Update

The proposed San Miguel Community Plan was crafted to streamline new development, and enhance the Community's economic position by incorporating the findings of the economic strategy report. The San Miguel Community Plan Update is a comprehensive, community-based plan and Environmental Impact Report (EIR) that covers about 560 acres within San Miguel's existing Urban Reserve Line (URL) and approximately 1,800 acres adjacent to the town (see Figure 1 - Study Area Map). The Community Plan will guide future growth and development in and around the community of San Miguel. It plans for an expansion of the existing urban area and potentially significant growth over a period of 20 years.

#### Challenges Faced by the Community

The Community of San Miguel has been marked by a series of boom and bust cycles, due to its central location between the coast and the agricultural communities of the Central Valley. Based on the 2010 U.S. Census, San Miguel has a total population of 2,336 with a compounded annual growth rate of 5.1 percent. Table 2-A conveys the projected population increase through 2035, which will result in a total population of approximately 3,660. This projection is based on 3.17 persons per household.

Businesses in the community fall within three categories, including agricultural support, visitor services, and neighborhood retail; however many of the community's business and service needs are not met locally. Most residents commute to the southern portions of San Luis Obispo County or to the northern reaches of Monterey County to find jobs to support families and obtain basic commodities and services. This has created an imbalance between housing and commercial services within the community. San Miguel also is challenged due its proximity to the neighboring City of Paso Robles. Paso Robles has a large commercial vacancy rate and a large market base, which attracts new businesses to Paso Robles as opposed to San Miguel. In addition, Paso Robles has a greater presence of commercial services and housing types therefore making it difficult to attract new commercial entities and housing developers to San Miguel.

San Miguel is also challenged by the limited funding and resources accessible to the community. The area in which new development can occur is limited due to water constraints, proximity to Camp Roberts, and lack of access across railroads. New development must have the ability to provide the costly infrastructure to overcome these constraints in order to create a variety of housing types and commercial services.

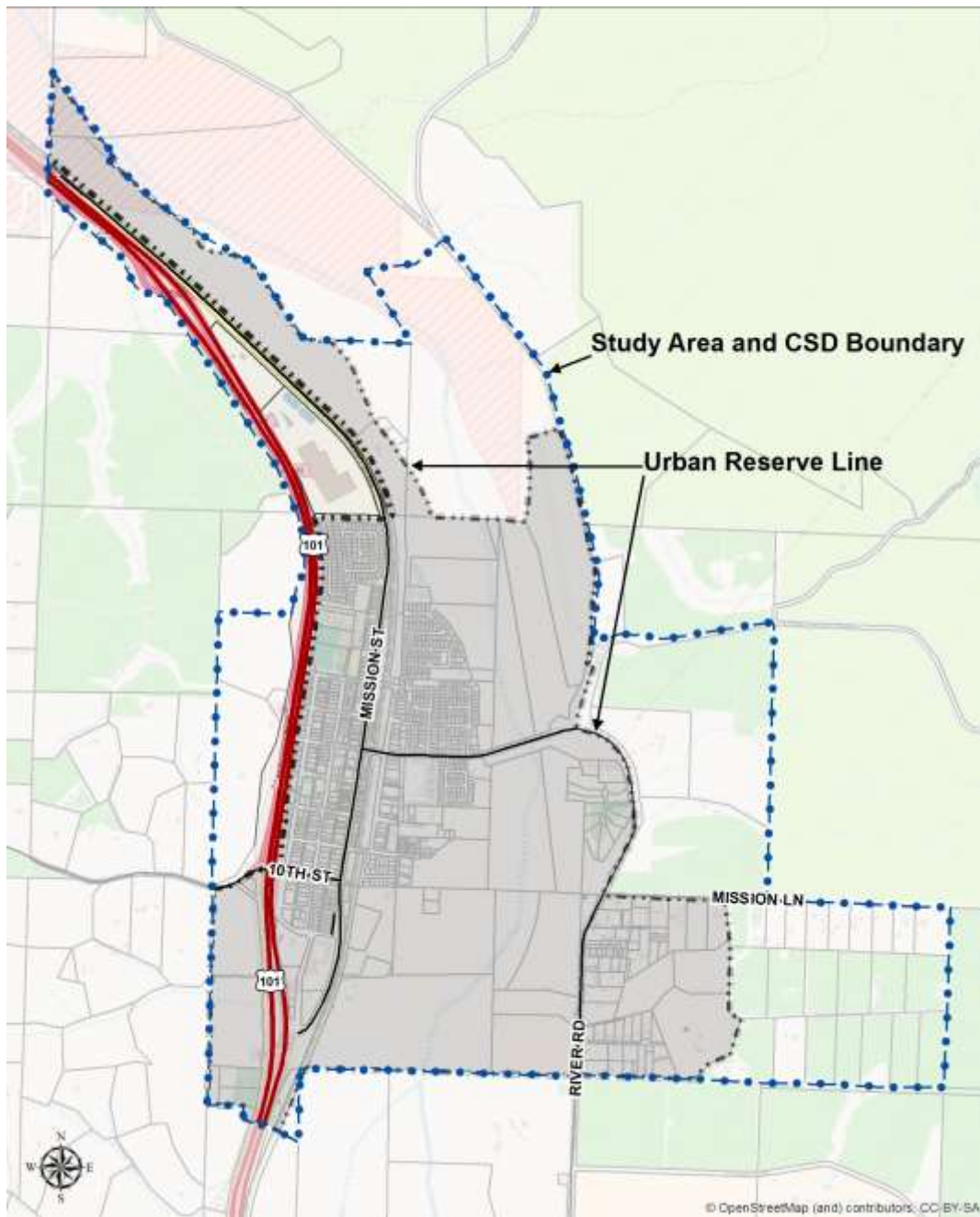
The San Miguel Community Plan Update is intended to address many of these current constraints from a planning context, in order to pave the way for future development, but alone cannot address all of these issues. A critical component related paving the way for new development in community is the Environmental Impact Report (EIR). The EIR completed for the Community Plan Update is anticipated to streamline future development, as it analyzes a reasonable level of potential development that would likely occur within San Miguel through 2035 and sets forth easy to understand criteria to guide new development. As long as new development is consistent with the criteria, no further environmental review would be required, thus lowering the cost and time to build new projects. This level of environmental impact analysis will result in significant savings for future projects. In addition, the Plan incorporates recommendations of the San Miguel Economic Strategy prepared by Natelson Dale Group (2013) to enhance the community's economic edge.

The Programs, Policies, and Standards included in the Community Plan Update are intended to encourage growth within the Urban Reserve Line, enhance infrastructure, and streamline environmental review for future development projects. The Plan aims to provide a path towards housing to jobs balance while preserving the natural and historic resources of San Miguel.

The Community Plan is being updated for the following key reasons, including:

1. The community plan has not been updated since 1996 as part of the County's Land Use Element. The current plan is outdated and needs to address both State and County land use policies, community desires, changes in growth patterns, and economic needs and trends. It also needs to provide opportunities for a wider range of housing types based on income levels consistent with policies in the Housing Element and in Framework for Planning of the Land Use Element.
2. The Programs, Policies, and Standards included in the Community Plan Update are intended to encourage growth within the Urban Reserve Line, enhance infrastructure, and streamline environmental review for future development projects. The Plan aims to provide a path towards housing to jobs balance while preserving the natural and historic resources of San Miguel.
3. Having an updated Community Plan also enables San Miguel to be more competitive for State, Federal and private grant opportunities and for low interest loans for infrastructure, economic development and housing.

**Figure 1 – Study Area Map**



## **Background**

The Board of Supervisors authorized an update of the San Miguel Community Plan in November 2011 in response to the community's request to enhance San Miguel, through improved guidelines for future growth and development. This decision was, in part, based upon the State of California Strategic Growth Council Grant, which provided \$129,000 in funding for the update of the San Miguel Community Plan. The focus of the Board's direction included a healthy, economically viable community with complete infrastructure and public facilities. The County Board of Supervisors approved consideration of the Study Area consisting of all lands (560 acres) within the 2011 Urban Reserve Line as well

as areas for potential community expansion. The San Miguel Community Services District boundary encompasses approximately 1,800 acres and was established as the outer limit of the Study Area for the plan. Mission Street bisects the Study Area in a north-south direction and acts as the primary circulation route through the community.

County Staff, in partnership with Cal Poly students in the City and Regional Planning program, conducted a series of three public workshops between October 2010 to January 2011, to give the community The San Miguel Forward Collaborative, a sub-committee of the San Miguel Advisory Council, was formed in October of 2012 to ensure that the community's voice was reflected in the goals, community priorities, policies, and programs in the Plan.

Between April 2013 and December 2015 a Water Study (*Fugro Consultants, April 2013*), a Transportation Impact Study (*Wood Rodgers, December 2013*), a Biological Resource Assessment (*Rincon, January 2015*), a San Joaquin Kit Fox Early Evaluation (*Rincon, August 2015*), an Archeological Sensitivity Analysis (*Rincon, August 2015*), and a Historic Content and Resource Evaluation (*San Buenaventura Research Associates, November 2015*) were completed for the San Miguel Community Study Area. In February 2015, the County entered into a contract with Rincon Consultants, Inc. to prepare an Environmental Impact Report for the San Miguel Community Plan Update. An Economic Strategy was completed in January 2013 by the Natelson Group, which focused on key strategies needed for San Miguel to achieve economic success. The Community Plan also includes a Public Facilities Financing Plan in Chapter 8, which includes funding and financing mechanisms and strategies for utility, transportation, and public facility infrastructure.

The EIR covers the Community Plan Update at an overall "program level" and includes the expansion of the existing Urban Reserve Line (URL) and updates to the land use, circulation, resource conservation, public facilities, and utilities and infrastructure elements of the plan. A Public Review Draft Plan was prepared using community preferences obtained from workshops and community surveys, which was released in June 2013. The plan was designed to be consistent with community priorities endorsed by the San Miguel Advisory Body and San Miguel Forward Collaborative. The County received 25 comment letters containing 302 comments on the Public Review Draft (please refer to Attachment 3).

After the completion of the Draft EIR and receiving comments on the Draft Community Plan, staff made extensive revisions to the plan based on the public comments and modified the content of the plan based on the impacts and mitigation measures contained in the EIR. The Public Hearing Draft of the Community Plan was released at the end of September 2016. The Final EIR is now complete and includes responses to the comments received during the Draft EIR comment period.

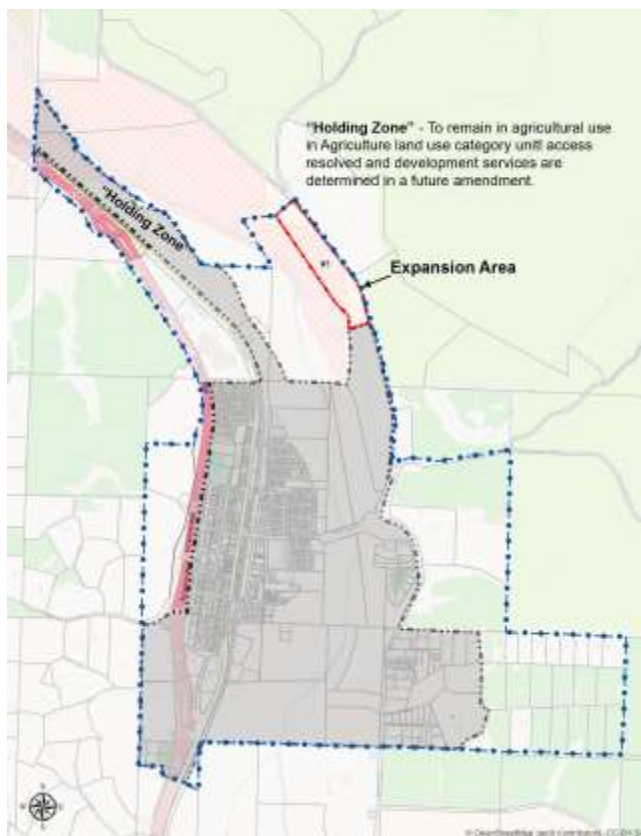
## **Key Components of the Plan Update**

### Expansion of the URL

Please refer to Figure 2, "Community Plan Update Boundaries" for the following discussion. All lands within the proposed expansion area lie within the San Miguel Community Service District boundary. The proposed URL will add approximately 160 acres of land to the 560 acres within the existing URL. Currently, the built environment within the existing URL (including intervening vacant lots) consists of 737 dwellings and 81,000 square feet of commercial space within those 560 acres. The remainder of the acreage is located along the Salinas River and further southeast, and is zoned for Agriculture or Residential Suburban, or is undeveloped land at the edge of the URL.

The proposed expansion areas are adjacent to the URL in two locations. One is an approximately 50-acre portion of the former landing strip property located between Indian Valley Road and the Salinas River. This site is proposed to carry a dual zone of Residential Single Family and Commercial Services in order to provide flexible land use space. The site is currently zoned Agriculture and contains Farmland of Statewide Importance according to NRCS, though it is currently used as a landing strip with no recent history of productive agriculture. Another expansion area consists of approximately 110 acres located north of 20<sup>th</sup> Street, between Mission Street and the Salinas River. This expansion area is currently zoned Agriculture, and will remain so until access problems are resolved and the appropriate amount and type of urban development is determined.

Future URL Expansion Areas. In the future, when the town expands and additional land is required for new urban development, especially land uses that would provide opportunities for new businesses and employment, community expansion should occur within the 2013 CSD boundaries. This Plan identifies one site for potential community expansion:



The expansion area is located on the west side of Indian Valley Road, just north of the old landing strip site that is referred to as the Indian Valley Road area. This site is also a relatively level area on the upper river terrace. This site is large enough to accommodate a variety of uses, but its location on the east side of the river is less convenient for future expansion.

All other features of the Community Plan are located within the proposed URL and no land changes are proposed beyond the URL.

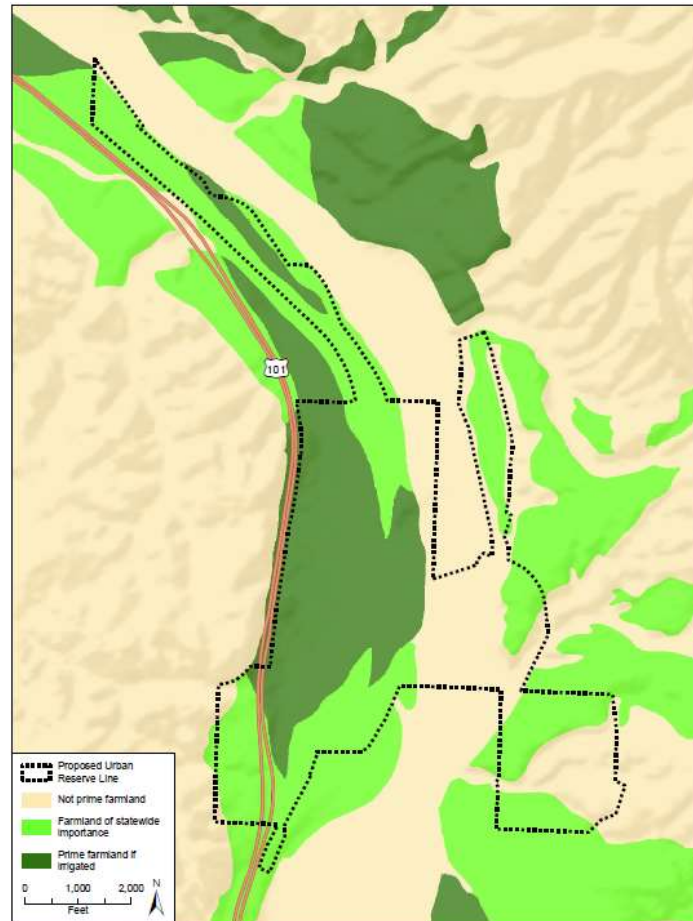
#### Conversion of Agricultural Land

Please refer to Figure 4 below, "Farmland in San Miguel: NRCS Classification" for the following discussion. The proposed URL expansion areas of the San Miguel Community Plan Update consist of lands currently categorized for Agricultural land uses. No lands within the proposed URL are enrolled in a Williamson contract. The proposed northern expansion contains lands classified as Prime Farmland if Irrigated under NRCS Classification. This area will not be rezoned and no development is proposed in the Community Plan Update. The 51-acre expansion area known as the Indian Valley Road site would be rezoned from Agriculture to a dual zone of Commercial Service (CS) and Residential Single Family (RSF). The proposed Plan would allow for the development of up to 50 homes and a minimum 13 acres of commercial service uses. This site contains approximately 34 acres of prime agricultural land, as defined in the County's General Plan Agricultural Element. Areas to be designated for land conversion associated with new development under the San Miguel CPU consist of Farmland of Statewide Importance and Not Prime Farmland, as classified by NRCS.



Please refer to the discussion in the General Plan consistency section for the Agriculture Element in Table 4.9-2 of the Final EIR.

**Figure 4 – Farmland in San Miguel: NRCS Classification**



## Land Uses

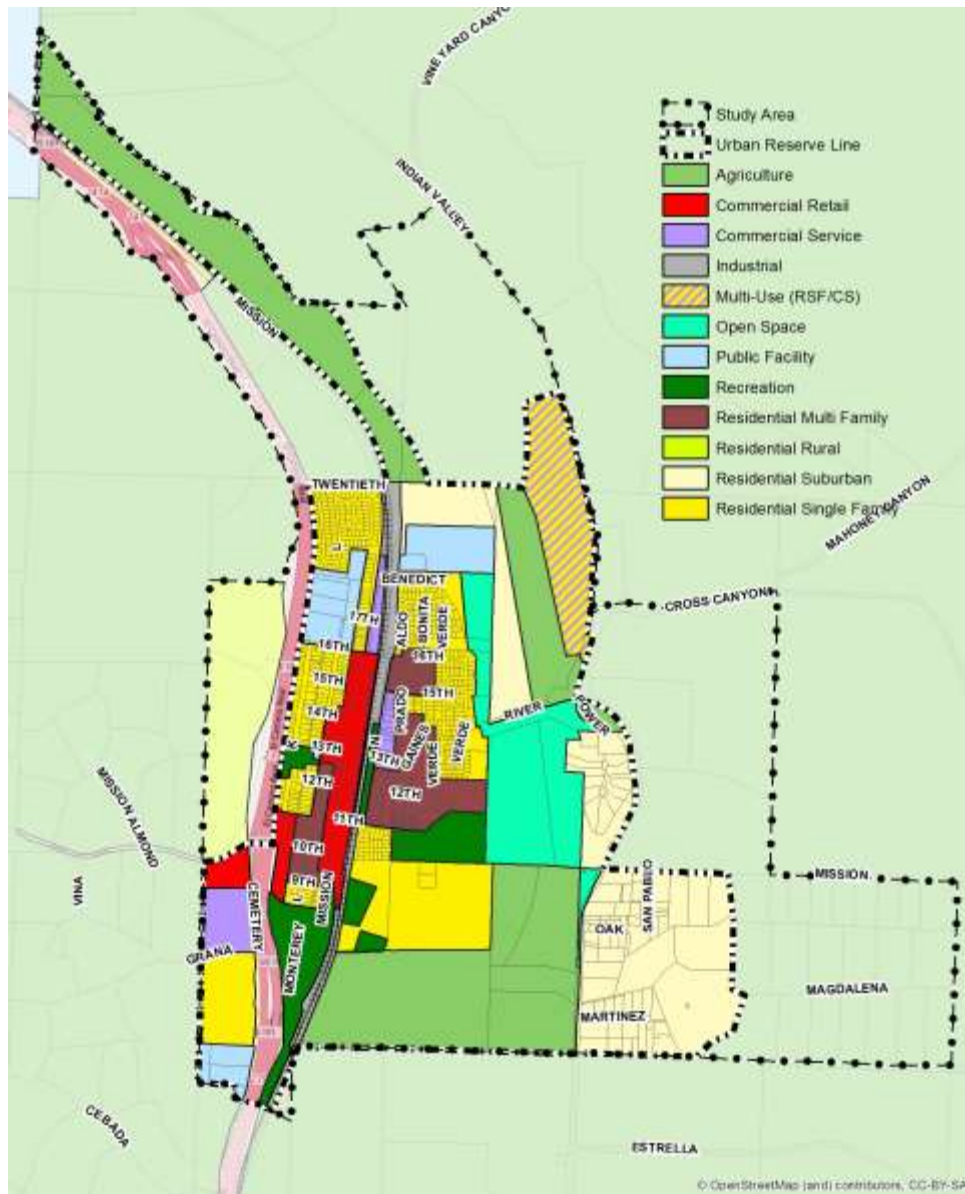
Please refer to Figure 5 – Land Use Plan for the following land use discussion.

The Community Plan provides for a mix of residential and commercial land uses that would allow for residential, commercial, and employment growth within the proposed URL. Proposed land use changes will create additional Commercial Services, Commercial Retail, Residential Single Family, Residential Multi-family, Recreation, Open Space, and Public Facilities land use categories within the URL.

Land use categories added to the expansion areas of the URL include Agriculture (AG) and Multi-Use (CS and RSF). The Indian Valley Area will have the Multi-Use land use category, which will create an opportunity for a minimum of 13 acres of Commercial Services, 50 single family residences, and both active and passive open space. The Plan also proposes to retain the three combining designation overlays of Flood Hazard (FH), Historic Site (H), and Sensitive Resource Area (SRA).



**Figure 6 – Land Use Plan**



### Residential Land Use

Currently, there are about 737 dwellings in the urban area, consisting of 265 Residential Multi-Family units, 384 Residential Single Family units, and 88 Residential Suburban Units. Many of the residential units are located on the west side of San Miguel, east of the Salinas River.

The Plan allows for up to 417 new residential units, resulting in a total buildout of 1,154 units. Growth allowed under the current community plan could result in a projected buildout of 1,333 units with a projected population slightly less (approximately 1.6 percent less) than under the proposed CPU. Residential development would occur in five primary land use types, which are not necessarily the same as the land use categories or zones shown on the Official Maps of the Land Use Element: Residential Single Family (RSF), Residential Multi-Family (RMF), Residential Suburban (RS),

Commercial Retail (CR), and Multi-Use (CS/RSF). The CR areas shown and described in the Community Plan are intended to identify areas where mixed-use is encouraged. The CS/RSF areas shown and described in the Community Plan are intended to identify areas where flexible land use is encouraged and extension of services is necessary.

A majority of the new residential units that could be developed under the plan are located in the RSF land use category, with a density of seven units per acre. Of the 417 new residential units that could be developed under the plan, 290 would on land in the RSF land use category. Single family residences can also be developed in Residential Suburban and Multi-Use land use categories. The Multi-Use category allows for up to 50 new single family homes to be developed in the URL expansion area off of Indian Valley Road. This area is intended to enable property owners to add commercial uses to neighborhoods developed at single-family densities.

**Table 2-3  
Proposed Residential Land Use Changes**

Reference Code <sup>a</sup>	Location	Description
11	East end of 11 <sup>th</sup> Street, adjacent to the Salinas River	Re-designate a 17-acre parcel from Residential Suburban (RS) to Residential Multi-Family (RMF).
1	West side of Indian Valley Road, just north of Cross Canyons Road	Re-designate a 51-acre parcel from Agriculture (AG) to a dual zone of Commercial Service (CS) and Residential Single Family (RSF) to allow up to 50 homes.
5	East side of N Street, south of former 13 <sup>th</sup> Street right-of-way	Re-designate 3 acres from Commercial Service (CS) to Residential Multi Family (RMF).
13	West side of L Street, between 11 <sup>th</sup> and 12 <sup>th</sup> Streets	Re-designate 1 acre from Residential Single Family (RSF) to Residential Multi-Family (RMF) to allow infill development.
14	East side of Rio Vista Place, just north of River Road	Re-designate from Residential Single Family (RSF) to Open Space (OS)
8	East of N Street, between 16 <sup>th</sup> Street and Armand Avenue	Re-designate from Residential Multifamily (RMF) to Residential Single Family (RSF)

a. See Figure 2-5.

The Community Plan allows for 46 of the 417 total new residential units to be developed on lands designated Commercial Retail. This land use category encourages mixed-used development, where residential units such as apartments are located above or behind commercial uses. 47 of the total 417 units can be developed as multi-family dwelling units, which allow approximately 15 units per acre. Overall, the variety of housing types and the proposed densities should be appropriate for a community that will offer a range of housing opportunities, yet retain a rural character.

### Commercial Land Use

The plan includes three commercial land use types: Commercial Retail (CR), Commercial Service (CS), and Industrial (IND). The land uses are strategically located to serve the daily needs of the San Miguel residents by providing goods, services, entertainment, and employment opportunities, as well as housing in close proximity to these services. Commercial areas are located to complement each other and provide a variety of amenities to serve the community and surrounding area. In total, there are approximately 80 acres for commercial and industrial uses. These areas are primarily located along Mission Street and 10<sup>th</sup> Street, with larger commercial acreages west of the freeway and east of the Salinas River.

The proposed land use plan for Commercial land uses was in part derived and based on the recommendations of the San Miguel Economic Strategy report prepared by Natelson Date Group (2013). The Community Plan Update provides for a total of up to 210,000 square feet of floor area for new commercial development. In order to achieve a more compact urban form, the plan encourages floor area ratios consistent with those found in small downtowns rather than in suburban settings. Floor Area Ratio (FAR) is the ratio of building space to land area, and is an indicator of the intensity of development on a parcel. Please refer to Section 3-2.3 and Figure 3-H in the Community Plan for a more detailed discussion of FAR. With the floor area ratios encouraged by the plan, the 80 acres provides ample room for future expansion of commercial development to meet the community's future needs while maintaining some degree of competition in the commercial market. The result should be to avoid the need to "leap-frog" over residential areas when commercial expansion is needed.

**Table 2-4  
Proposed Commercial Land Use Changes**

Reference Code <sup>a</sup>	Location	Description
1	West side of Indian Valley Road, just north of Cross Canyons Road	Re-designate a 51-acre parcel from Agriculture (AG) to a dual zone of Commercial Service (CS) and Residential Single Family (RSF) to allow between 13 and 51 acres of commercial service development.
2	West side of Cemetery Road, south of 10 <sup>th</sup> Street	Re-designate 15 acres of a 20-acre site from Commercial Retail (CR) to Commercial Service (CS) to allow for business park development.
3	East side of Mission Street, north of 16 <sup>th</sup> Street	Re-designate 3 acres from Commercial Service (CS) to Commercial Retail (CR), allowing expansion of the Mission Street commercial corridor.
6	West side of Mission Street, south of 14 <sup>th</sup> Street	Re-designate from Office Professional (OP) to Commercial Retail (CR).
7	West side of Mission Street, north of 15 <sup>th</sup> Street	Re-designate from Office Professional (OP) to Commercial Retail (CR).

a. See Figure 2-5.

The CR and CS areas are broken into three primary areas in the Community Plan. Commercial areas near the 10<sup>th</sup> Street off-ramp, including a large undeveloped parcel west of the highway, would remain focused towards visitor-related services. Visitor-serving commercial As the community grows, it is envisioned that Mission Street will consist of primarily Commercial Retail, encouraging the development of mixed-used projects. The CPU will re-designate all land in the Office Professional (OP) category to the CR category, providing for a higher flexibility in use. The third area will be the Indian Valley Area, which will have at least 13 acres zoned for Commercial Services. The Commercial Service areas are intended for business centers that will provide for head-of-household jobs.

#### Public Facility Financing

The Public Facility Financing Plan (PFFP) is Chapter 8 of the Community Plan. The PFFP evaluates the ability of the expected development in San Miguel to fund public facilities that would be needed to support the community as it grows according to the Community Plan. The PFFP identifies the total costs of key public facilities (transportation/circulation, utility infrastructure, and other public facilities) that would be needed to support the community through plan buildout. In addition, the PFFP distributes those costs according to a developer's "fair share" of the costs.

#### *PFFP highlights*

- Key infrastructure facilities will be costly and are evenly distributed among:
  - Utility infrastructure
  - Transportation
  - Public facilities
- Public realm investments are integral to induce private investment, development, and economic activity
- Based on development projections, Public Facility Development Impact fee revenues could total nearly \$2.4 million and CSD Utility Connection Fees are estimated to total more than \$9 million
- The total cost of required public facilities is projected at \$42 million
- Infrastructure, particularly water supply, water system, and drainage improvements, were identified as a high priority by the community
- 17 funding and financing methods are identified, consistent with the Board adopted Infrastructure Planning and Funding Policy, September 2010

#### **General Plan Consistency**

Table 4.9-2 (Summary of the San Miguel Community Plan Policy Consistency Analysis) in the Final EIR contains a detailed discussion of the Community Plan's consistency with applicable general plan principles and policies that are included in the following documents:

- Framework for Planning (Inland) – Land Use Element and Circulation Element
  - Strategic Growth Principles and Policies
  - Consideration of Village and Urban Expansion
  - Guidelines for Land Use category amendments
  - Land Use Category Purpose and Character Statements
- Policies for Public Services
- Agriculture Element
- Conservation and Open Space Element
- Economic Element
- Housing Element
- Noise Element
- Parks and Recreation Element
- Safety Element

The consistency analysis demonstrates that the proposed San Miguel Community Plan achieves an overall consistency with the County General Plan. Determining consistency with the General Plan does not require that area plans and community plans, for example, adhere strictly to every single principle and policy of each of the General Plan elements. Instead, the principles and policies are used in determining the overall consistency of a project, amendment or planning document through a process of weighing their consistency against the various applicable principles and policies.

### **Final Environmental Impact Report (FEIR)**

The FEIR was transmitted to your Board under separate cover. The mitigation measures in the FEIR are included in Appendix J of the Community Plan, and Appendix A of the Community Plan incorporates them into the Standards and Guidelines for San Miguel.

In order to certify the FEIR and approve the Community Plan Update, your Board must determine that 1) the FEIR has been prepared and completed in compliance with the California Environmental Quality Act, California Public Resources Code Section 21000 et seq., 2) your Board has reviewed and considered the information contained in the FEIR, and 3) the FEIR reflects the lead agency's independent judgment and analysis. The recommended CEQA findings of the County Environmental Coordinator for your adoption are contained in Attachment 7.

### **Community Planning Standards**

Community Planning Standards (planning area standards) are official standards in the Land Use Ordinance that apply to a particular community. The standards are requirements that are primarily used in the design and evaluation of development projects and land divisions. They address special conditions and help provide consistency throughout the community or within a particular land use category or combining designation. The Planning Commission-recommended Community Planning Standards for San Miguel are contained in Attachment 6.

### **Official Maps**

The Official Maps are Part IV of the Land Use Element and are on file in the Department of Planning and Building. They depict land use categories (zoning), combining designations, and circulation. They show the land use categories and combining designations for each parcel of land in the county, as well as streets, roads and highways that are classified as arterials and collectors. The proposed amendments to the Official Maps are contained in Attachment 5.

### **North County Area Plan**

The update to the San Miguel Community Plan Update will require amending the North County Area Plan, Part II of the Land Use Element. The Area Plan contains information about the urban areas, villages, and rural area within the planning area, as well as existing and build-out population.

## **OTHER AGENCY INVOLVEMENT/IMPACT**

Public agencies that have been involved in the Community Plan Update include: the Agricultural Commissioner's Office, Environmental Health, Parks, County Public Works (with regard to roads, circulation, drainage, and infrastructure), the Sheriff's Office, APCD, City of Paso Robles, the Economic Vitality Corporation, LAFCO, the Regional Transit Authority, San Miguel Community Advisory Council, San Miguel CSD, SLOCOG, California Department of Fish and Game, California Department of Toxic Substances, California Public Utilities Commission, Native American Heritage Commission, Regional Water Quality Control Board, State Historical Preservation Office, US Fish and Wildlife Service.

Staff has coordinated extensively with the US Fish and Wildlife Service and the California Department of Fish and Game regarding the San Joaquin Kit Fox in an effort to ensure adequate protection while allowing development to occur, these efforts are reflected in the EIR and the Community Plan itself. Specifically, extensive coordination occurred between the County and US Fish and Wildlife Service and the California Department of Fish and Game to ensure that the agencies were agreeable to the proposed approach to analyze impacts to San Joaquin Kit Fox and how the County would reduce mitigation requirements in certain areas.

### **Public Participation**

In addition to the public workshops in 2010 & 2011, the regular monthly San Miguel Advisory Council meetings have been used regularly as a forum to discuss the Community Plan. Special San Miguel Advisory Council meetings were also held for specific purposes, such as to present a progress report on the Community Plan Update. Most recently, the County conducted public meetings in San Miguel on October 5 and November 7, 2016 to introduce the Public Hearing Draft to the community at large and answer questions. Staff has also made presentations on the Community Plan to the San Miguel Forward Committee. Over the course of the project, staff has participated in over 25 meetings with the community on the Plan.

## **BUSINESS IMPACT STATEMENT**

Adopting the Community Plan Update could ultimately result in positive effects on businesses included within the clusters identified in the San Luis Obispo County Clusters of Opportunity Economic Strategy. The San Miguel Community Plan includes implementation programs designed to attract businesses to San Miguel. If successfully implemented, the Community Plan could provide opportunities for:

- Employment in specialized manufacturing, agricultural and other businesses appropriate for San Miguel.
- New retail and service businesses
- Tourist-related businesses facilitated by community enhancements
- A greater amount and variety of housing for various income levels, facilitated by expanded public services and infrastructure

The Plan could affect the Building Design and Construction and other clusters through increased costs to construct new homes and businesses. This could occur, as the Plan estimates developer fees and other costs that would be needed to fund key infrastructure improvements, public services, and water supply and conservation measures.

## **FINANCIAL CONSIDERATIONS**

The County has contracted for a total of \$120,206 for consultant costs for completing the Community Plan Update and the EIR. Staff time throughout the project has been funded by the Department budget. Other than staff time, there are no other current fiscal year financial impacts. Future financial impacts to the County could result from the implementation of Community Plan programs that are found at the end of Chapters 2 through 8. However, before undertaking implementation programs, staff will bring them to your Board on a case-by-case basis and explain the financial considerations and potential mitigations.

## **RESULTS**

Adoption of the San Miguel Community Plan Update will update the existing Community Plan for San Miguel. The Community Plan and related amendments will put in place the goals, policies, programs, standards, and zoning needed to guide future land use, transportation and development so that San Miguel can grow and prosper as a compact, walkable, rural community through 2035. The Community Plan will provide opportunities for:

- Commercial uses and services desired by residents
- Additional employment
- Increased economic activity
- A variety of housing choices for people of various income levels

Adopting the San Miguel Community Plan Update enables San Miguel to be more competitive for State, Federal and private grants and low interest loans for infrastructure, economic development and housing.

## **ATTACHMENTS**

1. Attachment 1 - Planning Commission Letter and Resolution
2. Attachment 2 San Miguel Community Plan – Planning Commission Recommended
3. Attachment 3 Clerk's File - FEIR
4. Attachment 4 - North County Area Plan Amendments
5. Attachment 5 - Official Maps
6. Attachment 6 - LUO amendments (Community Planning Stds)
7. Attachment 7 - CEQA Findings
8. Attachment 8 - Mitigation Monitoring and Reporting Program
9. Attachment 9 - Clerk's file #2 - Planning Commission Record
10. Attachment 10 - Response to Comments Table and comment Letters
11. Attachment 11 - Correspondence